

Fwd: opposition to proposed development at 1623 N. Halsted

Colleen Quilty [REDACTED]@unitehere1.org>

Fri 10/9/2020 4:05 PM

To: CPC <CPC@cityofchicago.org>

 1 attachments (765 KB)

Screen Shot 2020-10-06 at 6.40.48 PM.png;

[Warning: External email]

Dear Commissioner Cox and Members of the Chicago Plan Commission:

I am a resident of Lincoln Park and live near the proposed development at 1623 N. Halsted. I am opposed to this proposal for two reasons.

1) Residents deserve to know what is proposed for this site, before the Plan Commission votes on it. While this proposal lies within Ward 2, most of the residents who will be impacted are actually in Ward 43. I haven't heard anything from Alderman Smith about this project. All impacted residents, in both Ward 2 and Ward 43, deserve to know what is actually planned prior to the Plan Commission voting on this project.

There have been conflicting descriptions of what the developers are actually planning for this site. The Plan Commission agenda describes the proposal as "a 7-story mixed-use building containing 79 dwelling units with ground floor retail space. The development will contain 0 vehicular parking stalls and 79 bicycle parking stalls." In contrast, the developers planned development application filed in May states, "79 residential/hotel units". When I look to Alderman Hopkin's website for clarity, it states: "The developers, JDL & Logan Ventures, are seeking a zoning change from the existing B3-2 to a B3-5 with a planned unit development, in order to construct a seven-story, 87 foot, 63-unit boutique extended-stay hotel concept, with 25 underground residential parking spaces and a bike storage room." A copy of the website page as of 10/6/20 is attached for reference. If the developer is planning a residential building, that should be clear and the hotel use should be removed from the planned development application. If the developer is seeking a Planned Development, they should be expected to make a plan and develop it. They should not be permitted to change the use from residential to hotel without further approvals.

2) If this development were to become a 7-story hotel, it will worsen the traffic nightmare that is the intersection of North Ave and Halsted Street. Right now, traffic is terrible at this intersection and drivers regularly get stuck in the middle of that light. North Avenue essentially becomes a single lane there because so many cars are trying to turn left to go North on Halsted, right past the development site. As an organizer with UNITE HERE Local 1, I visit hotels all across the city and am familiar with how guests get to and from hotels. I

believe that hotel guests choosing to stay in Lincoln Park will take Uber or Lyft. I already see Ubers and Lyft cars double parked up and down Halsted, with people getting in and out of cars for the restaurants there. It is going to be just as bad at a hotel. I see no plans for 1623 N. Halsted to have an internal loading zone, or circle drive at the front for guests to drop off and pick up. I have seen no details about how they will mitigate traffic and congestion overall.

Until the hotel use is removed from the Planned Development application, I urge you to vote no on this project when it comes before you.

Sincerely,

Colleen Quilty

■■■■ N. Howe Street ■■■■

1623 N. Halsted Street

La Shanda Bell <[REDACTED]@gmail.com>

Sun 10/11/2020 4:34 PM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

Dear Alderman Hopkins and Members of the Plan Commission,

My name is LaShanda Bell. I live at [REDACTED] N. Orchard Street, just one block east of where the development is proposed for [1623 N. Halsted Street](#).

I'm against this proposal for a few reasons. I am concerned about the increased traffic that the hotel is likely to create. I'm also opposed to this proposal because I don't believe residents like me had a real opportunity to weigh in on the project.

I work as a cook at McCormick Place. I usually have to drive to work because my shift starts at 6AM and the buses from the Red line to McCormick Place don't always run that early. When I drive home from my shift, the traffic on North Avenue is always awful. A hotel right near the corner of Halsted and North Avenue will make this worse. I imagine many guests will come to and from the hotel in Ubers and other rideshares. We already have so many on Halsted. They stand and wait for passengers, which backs up the traffic. There will be no parking at the hotel. This means guest who rent cars will be forced to look for street parking in the neighborhood. This will mean more congestion for us residents.

But beyond the traffic and congestion, I'm also concerned that I hadn't heard anything about this proposal until this month. I've lived on the Near North side most of my life. My mother was born and raised here, too. I really like it here, but sometimes it does feel segregated. The complex development where I live is mostly Black residents. Across the street, most of the living space is occupied by white residents. I feel it is very inconsiderate not to be included in discussions about important neighborhood operations. I wonder why my voice didn't seem to matter when this plan of action took place months ago.

I hope you vote no on this project. I also hope that in the future we can find better ways to engage everyone in the neighborhood about development projects.

Thank you,

LaShanda Bell
[REDACTED] N. Orchard